

Good quality industrial/warehouse unit with yard close to J28 of the M1 motorway

1,742m²
(18,747ft²)

- Clear span warehouse/production accommodation
- Rear yard
- LED warehouse lighting
- 1 x level access loading door
- 3 phase power
- Offices and WC/welfare facilities
- Rent £112,500 per annum



TO LET



Location



Gallery



Contact

Location

Amber Business Centre is a popular and well-established distribution and manufacturing estate located in Riddings, Alfreton. The estate is easily accessible to the A38 and A610 dual carriageways and thereby Junctions 26, 27 and 28 of the M1.

The Property

The property comprises an end terraced industrial/warehouse unit providing clear span warehouse accommodation with offices, kitchen and WC's. To the front of the property is vehicle parking and to the rear is a small yard. The premises benefit from the following specification:

- ❖ 1 level access roller shutter loading door
- ❖ 3 phase power
- ❖ LED warehouse lighting
- ❖ Rear yard
- ❖ Offices with suspended ceilings and lighting

Accommodation

The property provides the following approximate gross internal floor area:

Unit	M ²	FT ²
Block 24.3	1,742	18,747

[These figures are guidance purposes only and Prospective Tenants are advised to their own enquiries].





Business Rates

We note from the VOA website that the premises hold the following rateable value:-

£68,000

The current UBR is 48.0p, however, all interested parties are advised to make their specific enquiries with the local billing authority.

Service Charge

A service charge is payable for common areas and facilities on the estate, Further details are available on request.

Legal Costs

Each party is to be responsible for their own legal fees and all other professional costs incurred in the transaction.

Energy Performance Certificate

The property has an Energy Performance Certificate rating of D85.

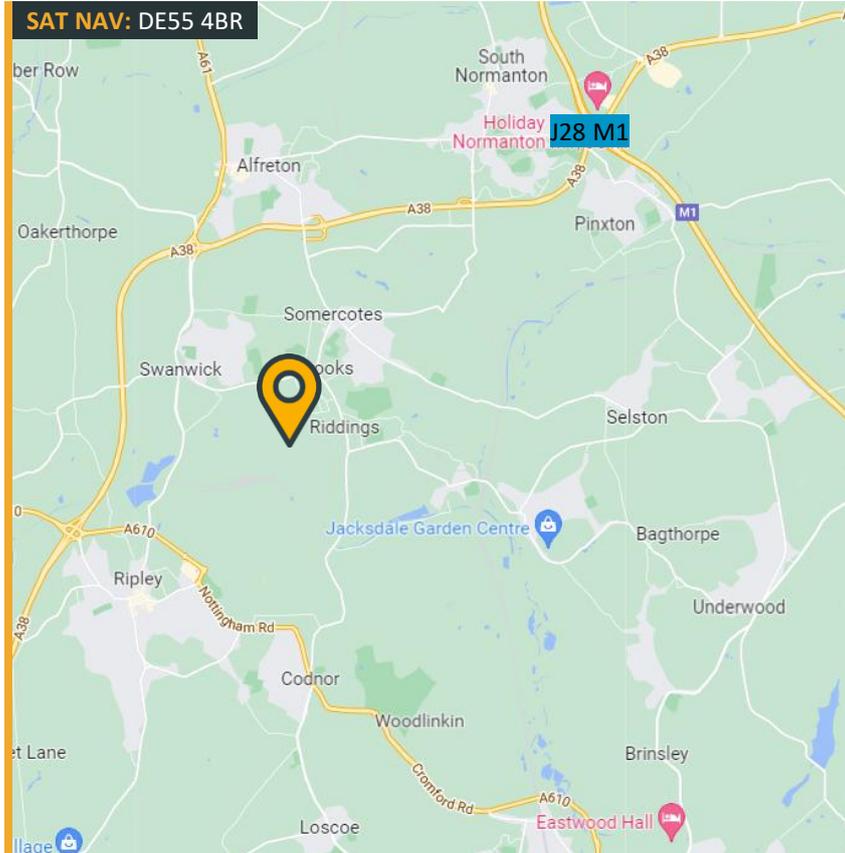
Planning

The building is intended for:

B2 (General Industrial)

B8 (Storage or Distribution)

Interested parties should make their own enquiries with Amber Valley Borough Council.



Rent

The property is available to let on new lease terms for a term to be agreed at a rent of:-

£112,500 per annum

VAT

We confirm all figures quoted are exclusive of VAT, which is payable at the prevailing rate.

Further Information

For further information or to arrange a viewing please call or click on the emails or website below:-

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Please [click here](#) to read our "Property Misdescriptions Act". E&OE.